

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-14967 - APPLICANT: BLUE HERON COMPANIES -
OWNER: CORVIALE, LLC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on July 7, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4004) as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-4004) that allowed a 16 lot single family development on 2.92 acres at 1700 South Buffalo Drive.

EXECUTIVE SUMMARY

This is the first Extension of Time application for the subject site. The applicant is proposing a two year Extension of Time for Site Development Plan Review (SDR-4004) and associated cases. The Site Development Plan Review was also approved with a related Rezoning (ZON-4003) and a Variance (VAR-4005). The applicant is also seeking an extension of time on these items as well. The applicant indicates that the Extension of Time is needed due to delays in the construction and design process. Therefore, the extension is needed prior to expiration of the subject Site Development Plan Review.

BACKGROUND INFORMATION

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| 03/19/86 | The City Council approved a request to Annex (A-0009-85) approximately 1,509 acres of land, including the subject site. The effective date was 03/28/95. |
| 03/20/96 | The City Council denied a request for a Rezoning (Z-0091-95) on the northern portion of the subject site from R-E (Residence Estates) to P-R (Professional Office and Parking). The Planning Commission recommended approval on 11/30/95. |
| 11/23/98 | The City Council approved a request (GPA-0027-98) to amend the Southwest Sector Map of the General Plan on properties bounded by the Holmby Channel, Via Olivero Avenue, Rainbow Boulevard and Durango Drive, from R (Rural Density Residential) to DR (Desert Rural Density Residential). The Planning Commission and staff recommended approval on 10/22/98. |
| 08/15/01 | The City Council denied a request (GPA-0017-01) to amend the Southwest Sector Map of the General Plan from DR (Desert Rural Density Residential) to O (Office) on 5.4 Acres on the east side of Buffalo Drive, approximately 1,450 feet south of Charleston Boulevard. The Planning Commission had recommended approval on 07/12/01. Staff had recommended denial. |

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| 07/07/04 | <p>The City Council approved a Rezoning (ZON-4003) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units per Acre). Also, companion applications for a General Plan Amendment (GPA-4000) from the DR (Desert Rural Density Residential) to the L (Low Density Residential) land use designation, a Variance (VAR-4005) to allow Residential Planned Development zoning to be used on a parcel smaller than five acres, and a Site Development Plan Review (SDR-4004) for a 16-lot single-family residential project on the subject site. The Planning Commission and staff recommended denial on 04/08/04.</p> |
| 08/16/06 | <p>The City Council will consider a related Extension of Time (EOT-14966) of an approved Rezoning (ZON-4003) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units per Acre), and Extension of Time (EOT-14969) of an approved Variance (VAR-4005) that allowed an R-PD (Residential Planned Development) zoning district on 2.92 acres where a minimum of five acres is required at 1700 South Buffalo Drive. Staff is recommending approval of the subject request.</p> |

B) Pre-Application Meeting

A pre-application meeting is not required for an Extension of Time request.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for an Extension of Time request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.92

B) Existing Land Use

Subject Property: Undeveloped
 North: Single Family Dwellings
 South: Single Family Dwelling/Undeveloped
 East: Single Family Dwellings
 West: City Park

C) *Planned Land Use*

Subject Property: L (Low Density Residential)
 North: L (Low Density Residential)
 South: DR (Desert Rural Density Residential)
 East: DR (Desert Rural Density Residential)
 West: P/R/OS (Parks/Recreation/Open Space)

D) Existing Zoning

Subject Property: R-E (Residence Estates) under Resolution of Intent to R-PD5
(Residential Planned Development – 5 Units per Acre)
North: R-E (Residence Estates) under Resolution of Intent to R-PD5
(Residential Planned Development – 5 Units per Acre)
South: R-E (Residence Estates)
East: R-PD2 (Residential Planned Development - 2 Units per Acre)
West: C-V (Civic)

E) General Plan Compliance

The subject site is currently designated as L (Low Density Residential) on the Southwest Sector Plan. The L (Low Density Residential) land use designation is consistent with the approved R-PD5 (Residential Planned Development – 5 Units per Acre).

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are no Special Area Plans, Overlay Districts or Study Areas that affect the subject site.

ANALYSIS

A) General Analysis and Discussion

This is the first Extension of Time for the subject Site Development Plan Review (SDR-4004). The Site Development Plan Review was approved to allow 18 units on 2.92 acres and was approved by the City Council on 07/07/04. There was an associated General Plan Amendment (GPA-4000), Variance (VAR-4005) and Rezoning (ZON-4003). The applicant indicates that there are delays in the construction and design process. Civil plans and a final map have not been submitted. Therefore, the Extension of Time can be supported to allow for additional time due to delays in the design and construction process.

B) Conditions of Approval from Site Development Plan Review (SDR-4004)

Planning and Development

1. The eastern lots shall be expanded in size by the elimination of the open space shown on this current site plan. Any reduction of mandatory open space shall require the approval of a Variance by the Planning Commission.
2. A General Plan Amendment (GPA-4000) to an L (Low Density Residential) land use designation, a Rezoning [ZON-4003] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District and a Variance (VAR-4005) to allow R-PD zoning to be applied to a site smaller than five acres, approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan dated 06/18/04 and building elevations submitted 07/07/04, except as amended by conditions herein.
5. The standards for this development shall include the following: minimum distance between buildings of 6 feet and building height shall not exceed three stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side or corner and 25 feet in the rear (first story) or 35 feet in the rear (second story).
7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to meet open space, setbacks, satisfactory driveway lengths and handicap parking per Code as agreed to by the applicant.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
16. All development shall be in conformance with the site plan and building elevations, date stamped 06/17/04, except as amended by conditions herein.

Public Works

17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Driveways shall not be gated entries and shall have a minimum ingress and egress radius of 25-feet.
18. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
19. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
20. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Site development to comply with all applicable conditions of approval for ZON-4003 and all other subsequent site-related actions.
23. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever

may occur first. Approval of this Site Development Plan does not constitute approval of any deviations. We note that the intersections of Bolterra Lane and Terantola Lane with Cortona Lane have not been designed with standard knuckles.

24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
25. Coordinate with the City Surveyor to determine whether a Merger and Resubdivisions Map or other map is necessary. Comply with the recommendations of the City Surveyor.

FINDINGS

As there have been no notable changes on the site since the approval of the original application, staff has no objection to this request for an Extension of Time. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0